

**OFFICE OF THE CITY MANAGER  
LITTLE ROCK, ARKANSAS**

**BOARD OF DIRECTORS COMMUNICATION  
APRIL 5, 2022 AGENDA**

<b>Subject:</b>	<b>Action Required:</b>	<b>Approved By:</b>
<p>An ordinance approving a Planned Zoning Development titled Wellington Hills Storage PD-C, located in the 100 Block of Wellington Hills Road (Z-4470-N).</p> <p><b>Submitted By:</b></p> <p>Planning &amp; Development Department</p>	<p>√ <b>Ordinance</b> Resolution</p>	<p>Bruce T. Moore City Manager</p>

<b>SYNOPSIS</b>	The applicant is requesting that the 3.28-acre property, located in the 100 Block of Wellington Hills Road, be rezoned from PCD, Planned Commercial District, to PD-C, Planned District – Commercial, to allow for the development of a single building mini-warehouse conditioned storage facility.
<b>FISCAL IMPACT</b>	None.
<b>RECOMMENDATION</b>	Staff recommends approval of the PD-C rezoning request. The Planning Commission voted to recommend approval by a vote of 10 ayes, 0 nays and 1 open position.
<b>BACKGROUND</b>	The applicant is proposing to rezone the property PCD, Planned Commercial District, to PD-C, Planned District – Commercial, to allow for the development of a new three (3)-story 86,280 square-foot mini-warehouse conditioned storage facility. The proposed building will be fifty (50) feet in height and constructed of steel framing with a mix of metal and masonry sided exterior walls. The proposed building will be set back over 130 feet from the front (east) property line, over forty (40) feet from the property line on the south side, over seventy (70) feet from the property line on the north side, and over fifty (50) feet from the rear (west) property line. The site is bordered to the north by a Water Line Easement.

**BACKGROUND  
CONTINUED**

The proposed site plan shows one (1) paved access drive from Wellington Hills Road at the northeast corner of the property. The drive continues around the proposed structure with Knox Box power-operated gates at the north and south sides of the building. A proposed eight (8)-foot-high metal security fence will border the paved drive around the perimeter of the property from gate to gate.

The applicant is proposing nineteen (19) parking spaces for employees and customers at the front (east) side of the building adjacent the access drive. The parking includes one (1) handicap space and should be sufficient to serve the proposed use. Additional short duration unloading areas are provided at a loading bay on the north side of the structure and at a proposed entry way along the south façade of the building.

The proposed site plan shows a dumpster location near the northwest corner of the site. The dumpster area must be screened as per Section 36-523 (d) of the City's Zoning Ordinance.

All new site lighting will be low-level and directed away from adjacent properties.

A monument sign is proposed along Wellington Hills Road near the main access drive. All signs in commercial zones must conform to Section 36-555 of the City's Zoning Ordinance.

The applicant requests variances from Section 31-210 (e) to allow the property access drive to be less than 150 feet from the property line. The applicant is proposing to locate the drive approximately fifty (50) feet of the north property line and approximately 120 feet from the south property line. Staff supports the driveway spacing variance.

The applicant requests variances from Section 31-210 (e) to allow the property access drive to be less than 300 feet from the nearest other driveway to the north and south. The applicant is proposing to locate the drive approximately 217 feet from the nearest drive to the north and approximately 170 feet from the nearest drive to the south. Staff supports the driveway spacing variance.

**BACKGROUND  
CONTINUED**

The Planning Commission reviewed this request at their February 10, 2022, meeting and there were objectors present. All owners of property located within 200 feet of the site, as well as all Neighborhood Associations registered within the City of Little Rock, were notified. Please see the attached Planning Commission minutes for Staff's Analysis and the Commission's action.